

## ***PALA-PAUMA***

**2000 Census Population.....6,177**

**Community 2020 Target.....7,000**

**April 2004 WC Map Population .....12,670**



### **APRIL 2004 WORKING COPY MAP**

Key objectives of the map included maintaining the Rural Lands densities in areas with environmental sensitivity, considering the physical constraints and the limited accessibility of some areas, the protection of agriculture, and the predominance of larger parcels (20 acres or larger). Rural Lands densities have also been applied to the floodplain areas of the San Luis Rey River and Pauma Creek. A predominant portion of the village area contains established developments, except for a few large vacant parcels located on the north side of State Route 76. These have been designated 4.3 du/acre to facilitate reasonable future growth within the village area while maintaining the rural character.

### **KEY COMMUNITY ISSUES**

- Maintain an environment conducive to agriculture
- Minimize traffic-related issues on State Route 76
- Preserve and protect the San Luis Rey Watershed
- Coordinate with the County to design and implement a village center/San Luis Rey Riverwalk Corridor Plan
- Provide equity mechanisms or incentives for affected property owners
- Recognize the issues related to multiple Tribal casinos

### **COMMUNITY-SPECIFIC PLANNING RATIONALE**

- Utilize rural land densities to provide open space buffers and a visual separation between adjoining communities
- Identify sensitive biological habitat areas and corridors
- Maintain and preserve agriculture

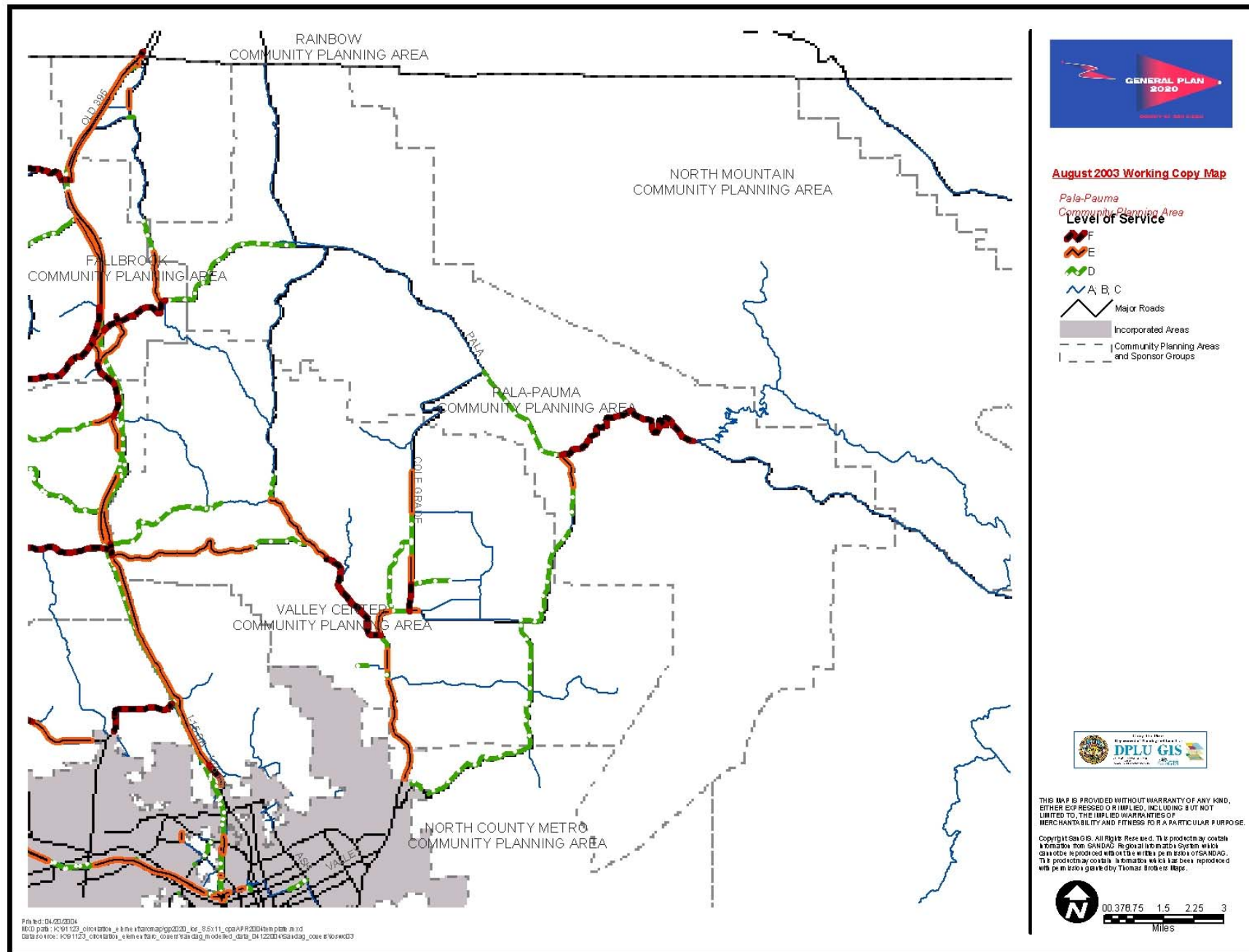
### **TRAFFIC FORECASTS**

If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts<sup>1</sup> indicate there would be approximately 6 lane-miles of roads operating at LOS E or F in Pala-Pauma. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is \$25 million.

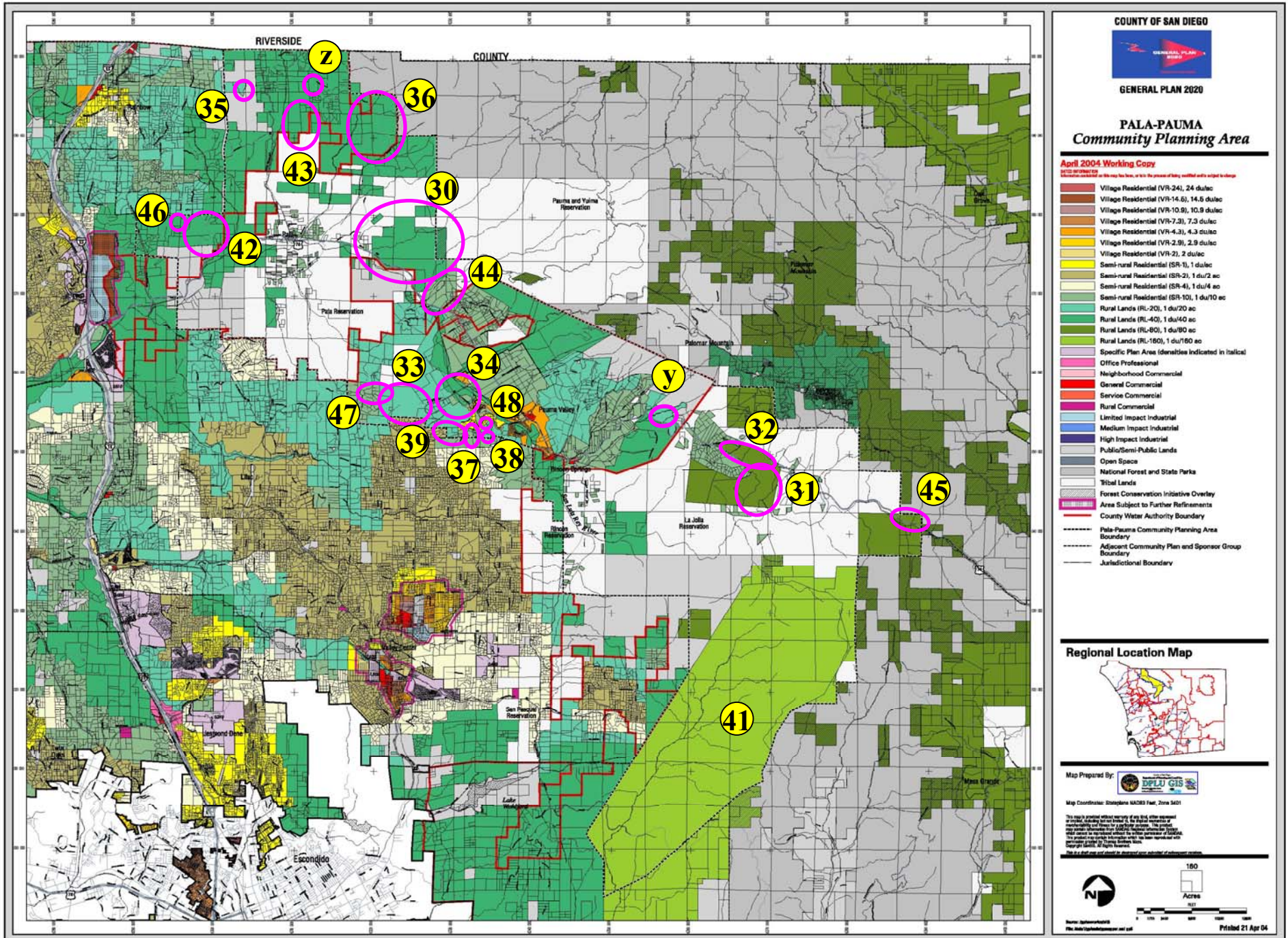
Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 70 lane-miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is over \$1.2 billion for Pala-Pauma.

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<sup>1</sup> Based on traffic forecasts for the August 2003 Working Copy map.







## RESIDENTIAL PROPERTY REFERRALS

<b>30</b>	<b>Jim Chagala (representing Bradford)</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
<b>31</b>	<b>Jean Monahan</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u><b>Key Objectives:</b></u> <ul style="list-style-type: none"> <li>• <i>Reduce public costs</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<u><b>Rationale for April 2004 WC:</b></u> <p>The referral area is located outside the CWA boundary and the Village (Country Town) area and is nearly surrounded by La Jolla Tribal Lands. Although the 547-acre property has access to State Highway 76, it is geographically removed and has limited availability to public services and infrastructure. Existing development is scattered and exists primarily in the northwestern portion of the two parcels. Also, the entire area is located within the proposed North County MSCP preserve area. The staff proposed density recommendation meets all the criteria for rural lands.</p>	

32	Jim Chagala (representing Bell Family Trust)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Reduce public costs</i></li><li>• <i>Create a model for community development</i></li><li>• <i>Assign densities based on characteristics of the land</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The referral properties are located outside of the CWA boundary, and are geographically separated from the established village area. The 234-acre property has access to state highway 76 and South Grade Road. However, the general area is an enclave nearly surrounded by the La Jolla Tribal lands. Existing development is primarily concentrated in the northwestern portion of the enclave. The remaining areas contain large parcels (45 acres or greater). The entire area is located within the proposed North County MSCP preserve are with limited availability to public services and infrastructure. The staff proposed density recommendation meets all the criteria for rural lands.</p>	

33	Arnold Veldkamp (representing Jacob Brouwer)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Assign densities based on characteristics of the land</i></li></ul>		<u>Rationale for April 2004 WC:</u> <p>The referral area is located east of the established Village (Country Town) area. Existing lot sizes of 20 acres or larger in this predominantly agricultural area does not support a change to a semi-rural density. Also, the referral area contains steep slopes (greater than 25 percent) on the southern portion of the site and access is limited. The Rural Lands designation provides a buffer between semi-rural residential densities in Valley Center (located to the south) and agricultural uses in Pala-Pauma.</p>	

<b>34</b>	<b>Lee Vance</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/40 acres	
<b>35</b>	<b>Suzanne Clark</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> </ul>		<p>The Rural Lands density reflects the physical and environmental constraints on the property and surrounding area. The referral is in an isolated location surrounded on three sides by Public/Semi-Public lands and west of the currently unimproved Mount Olympus County Park. Road access is limited and not suitable for semi-rural density development without an extension of public services. The entire referral area is located within the proposed North County MSCP preserve area.</p>		

36	Gary Piro (representing Schoepe Enterprises LP)			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Land: 1 du/40 acres
	<u><b>Key Objectives:</b></u>			
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on characteristics of the land</i></li> <li>• <i>Create a model for community development</i></li> </ul>			
	<u><b>Rationale for April 2004 WC:</b></u>			
	<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or the potential compromise of 1 du/20 acres.</p> <p>The request would create an isolated pocket of Semi-Rural densities surrounded by Rural Lands and National Forests/State Parks that is geographically isolated from the remainder of the planning area. Vehicular access to the only privately maintained road for the area is limited. Fire response times are low in an area with an existing estate residential pattern of development. The referral property is located within proposed North County MSCP preserve area and is traversed by a significant riparian drainage area. The Rural Lands designation meets the planning concepts and land use framework for GP2020 and has been proposed to reflect the environmental constraints on the property.</p>			



37	Jim Chagala (representing Beck Central)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Develop an internally consistent general plan</li><li>• Assign densities based on characteristics of the land</li></ul>		<u>Rationale for April 2004 WC:</u> <p>The referral is located adjacent to the planning area boundary with Valley Center. Although the property currently lies within the Country Town boundaries, staff recommends that the property not be included in the Village Limit Line. Staff recommends that the area be designated Semi-Rural in order to provide a buffer between the village area and Semi-Rural density of 1 du/10 acres located to the south. The referral area is currently used for agricultural purposes. Approximately 85 percent of the property is or has been under cultivation. Approximately 45 percent of the property contains slopes that are 25 percent or greater. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.</p>	

38	Jim Chagala (representing Beck East)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Develop an internally consistent general plan</li><li>• Assign densities based on characteristics of the land</li></ul>		<u>Rationale for April 2004 WC:</u> <p>The referral area is currently located within the Country Town Boundary. Based on the physical characteristics of the property, staff recommends a Semi-Rural density of 1 du/10 acres. More than 50 percent of the property has slopes that exceed 25 percent. The staff recommended density provides a buffer between the established village area and the Semi-Rural density of 1 du/10 acres located to the south. Approximately 90 percent of the referral area is or has been under cultivation. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.</p>	



39	Jim Chagala (representing Beck West)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Create a model for community development</li><li>• Develop an internally consistent general plan</li><li>• Assign densities based on characteristics of the land</li></ul>		<u>Rationale for April 2004 WC:</u> <p>The referral area consists of three parcels. The southern two parcels are currently located within the Country Town boundary. Based on the physical characteristics of the property, staff does not recommend that parcels be included in the Village area. More than 50 percent of the total referral area exceeds 25 percent slope and the area is highly visible. The staff recommended density of 1 du/10 acres provides a buffer or open space between the communities of Valley Center and Pauma Valley (Country Club area). The referral area is currently used for agricultural purposes. The recommended designation is consistent with key GP2020 goals of maintaining an environment conducive to agriculture.</p>	
40	Jim Chagala (representing Beck Rincon)			
	WITHDRAWN BY PROPERTY OWNER			
41	Donna Jones (representing Rancho Guejito)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/160 acres	Rural Lands: 1 du/160 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/160 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Develop an internally consistent general plan</li><li>• Assign densities based on characteristics of the land</li></ul>		<u>Rationale for April 2004 WC:</u> <p>The Rancho Guejito property ownership is one of the last remaining very large, undeveloped environmentally sensitive areas remaining in San Diego County. This unique property is a critical component of the proposed North County MSCP preserve area. Staff is currently working with the representatives of the property owner to determine potential MSCP hard-line coverage areas. The Rural Lands designation of 1 du/160 acres will assist in protecting a regional environmental resource from encroaching development on its western boundary. In addition, substantial infrastructure and service improvements would be needed for the area to develop.</p>	

42	Donna Recchia and Ray Grey (Pala del Norte Property Owners)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Create a model for community development</li><li>• Reduce public costs</li><li>• Develop an internally consistent general plan</li></ul>		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the existing general plan density. This Referral is located within a large area designated as Rural Lands. The requested density would create a large, isolated area of Semi-Rural density, which would necessitate increased costs to provide infrastructure and services to this remote area. The majority of the area is constrained with slopes greater than 25 percent. Thirty additional homes in this area will require additional roads and infrastructure. The majority of the area lies within the proposed North County MSCP preserve area and is in close proximity to the proposed Gregory Canyon landfill.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	

43	M. Gale Ruffin and Hadley Johnson (representing Rancho Heights Road Assoc.)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none"><li>• Develop an internally consistent general plan</li><li>• Create a model for community development</li><li>• Reduce public costs</li></ul>		<u>Rationale for April 2004 WC:</u> <p>This referral is a pipelined project and will continue to be reviewed with the density permitted under the existing general plan. The referral area is part of a large estate residential area known as Rancho Heights. This area is geographically isolated from the Pala/Pauma planning area, with closer association with Riverside County, located to the north. Fire emergency response times for this area are low (generally 20 minutes). The continued construction of additional residential development in this area could place additional difficulties on existing service providers and infrastructure.</p>	

44	Gary Piro and Thure Stedt (representing Schoepe Enterprises)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1du/4 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Reduce public costs</i></li><li>• <i>Assign densities based on the characteristics of the land</i></li></ul>		Applying a density of 1 du/4 acres for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.  This referral is pipelined project and will continue to be processed with the density permitted according to the General Plan. The referral area is located outside the CWA and is groundwater dependent. The entire property is located within the proposed North County MSCP preserve area. The majority of the property exceeds 25 percent slopes. A Semi-Rural density of 1 du/10 acres has been consistently applied to agricultural areas throughout the County. The Semi-rural designation meets the surrounding pattern of development, and the planning concepts for GP2020.	

45	Jerry Fisher			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/80 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"><li>• <i>Develop an internally consistent general plan</i></li><li>• <i>Reduce public costs</i></li><li>• <i>Assign densities based on the characteristics of the land</i></li><li>• <i>Create a model for community development</i></li></ul>		The 87 acre property is located in the eastern most portion of the planning area. Although the referral property has road access to State Highway76, it is geographically separated from the remainder of the planning area. The property is bordered on two sides by tribal and public lands. The entire property is located within the proposed North County MSCP preserve area. A riparian/wetland conservation area borders the southern portion of the property. With limited availability to public services and infrastructure, the staff proposed density recommendation meets all the criteria for Rural Lands.	

<b>46</b>	<b>Peter Glusac</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/40 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Reduce public costs</i></li> </ul>		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or the potential compromise of 1 du/20 acres.</p> <p>The subject parcels are located in a remote area, and would create an isolated pocket of Semi-Rural densities surrounded by Rural Lands. The parcels are entirely covered with slopes greater than 25 percent, infrastructure and services in this area are limited and emergency response times are low. The Rural Lands designation meets the low density, rural character of the surrounding area and the planning concepts for GP2020.</p>		
<b>47</b>	<b>Cynthia Chamberlain</b>				
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>	
	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres	
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>		
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> </ul>		<p>This referral is located outside of the Pauma village area as well as outside of the Pauma Valley Community Services District. The subject parcels designated with a Semi-Rural density reflect existing parcelization while parcels designated with a Rural Lands density are reflecting the physically and environmentally constrained areas with slopes greater than 25 percent. These Semi-Rural and Rural Lands densities maintain a natural buffer and visual separation between the communities of Pala-Pauma and Valley Center.</p>		

<b>48</b>	<b>Jean Nicol</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/acre	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Create a model for community development</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> </ul>		<p>The referral consists of two separate but adjoining parcels. Staff recommends a Semi-Rural density of 1 du/acre for the northern parcel, but does not recommend applying the same density to the southern parcel. The southern parcel is located adjacent to but outside of the currently developed areas of the Pauma Valley Country Club. The majority of the southern parcel contains slopes greater than 25 percent, and has other topographic constraints. The Rural Lands density has been consistently applied to the areas between Valley Center and Pala-Pauma to maintain a buffer and visual separation between the two communities.</p>	
<b>y</b>	<b>Board Motion for Traffic Modeling (TPM 20611: Jiles Ranch)</b>			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> </ul>		<p>The subject parcel is an active Tentative Parcel Map that has been issued a mitigated negative declaration in accordance with CEQA. Staff recommends a Rural Lands density because it is located outside the village (country club) area and a major drainage and floodplain traverse the northwest and southwest property boundaries.</p> <p>Although this referral was inadvertently excluded from the traffic models, the traffic impact would not make a difference in the level of service indicated on the maps.</p>	



z	Board Motion for Traffic Modeling (TPM 20753: August Konchar/Rancho Heights)			
	<u><b>December 2002 WC:</b></u>	<u><b>August 2003 WC:</b></u>	<u><b>October Traffic Referral:</b></u>	<u><b>April 2004 WC:</b></u>
	Rural Lands 1 du/40 acres	Rural Lands 1 du/40 acres	Semi Rural: 1 du/10 acres	Rural Lands 1 du/40 acres
	<u><b>Key Objectives:</b></u>		<u><b>Rationale for April 2004 WC:</b></u>	
	<ul style="list-style-type: none"> <li>• <i>Develop an internally consistent general plan</i></li> <li>• <i>Assign densities based on the characteristics of the land</i></li> <li>• <i>Obtain a broad consensus</i></li> </ul>		<p>This referral is an active Tentative Map. A Rural Lands density is recommended based upon the following: 1) the geographic isolation of the Rancho Heights area from the village (country club) area, 2) the fire response times for the Rancho Heights Road area are low (approximately 20 minutes), and 3) it is within the proposed North County MSCP preserve area.</p>	